179.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,100 / 927,100
					USE VALUE:	927,100 / 927,100
					ASSESSED:	927,100 / 927,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
447		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH JONATHAN
Owner 2:	KAR AMRITA
Owner 3:	
Street 1:	447 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HERMIDA JUSTIN A & RUTH ELISE -
Owner 2:	-
Street 1:	447 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,562 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1740 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4562.000	537,300		389,800	927,100
Total Card	0.105	537,300		389,800	927,100
Total Parcel	0.105	537,300		389,800	927,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.82 | /Parcel: 532.8

Legal Description

User Acct 121601

GIS Ref

GIS Ref

Insp Date 04/09/14

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 179.0-0004-0015.0

!14088!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	537,400	0	4,562.	389,800	927,200	927,200	Year End Roll	12/18/2019
2019	101	FV	402,300	0	4,562.	384,200	786,500	786,500	Year End Roll	1/3/2019
2018	101	FV	402,300	0	4,562.	295,100	697,400	697,400	Year End Roll	12/20/2017
2017	101	FV	402,300	0	4,562.	278,400	680,700	680,700	Year End Roll	1/3/2017
2016	101	FV	402,300	0	4,562.	256,200	658,500	658,500	Year End	1/4/2016
2015	101	FV	386,700	0	4,562.	239,400	626,100	626,100	Year End Roll	12/11/2014
2014	101	FV	187,900	0	4,562.	220,500	408,400	408,400	Year End Roll	12/16/2013
2013	101	FV	123,900	0	4,562.	220,500	344,400	344,400		12/13/2012

PRINT

Date	Time
12/11/20	03:58:05

LAST REV

Date	Time
01/21/20	11:20:12
jorourke	

PAT ACCT. 14088

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERMIDA JUSTIN	73549-462		10/29/2019		900,000	No	No		
HANNON ROBERT C	64664-188		12/16/2014		760,000	No	No		
PM HOME SOLUTIO	62704-164		9/27/2013		675,000	No	No		
LIU RONG,	61519-557		4/1/2013	Change>Sale	340,000	No	No		
LIU RONG,	59935-67		9/5/2012	Convenience	1	No	No		
YAFFA MARCIA N	49132-277		3/15/2007		330,000	No	No		
	16791-424		2/1/1986		132,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2019	181	Solar Pa	27,000	C				
5/7/2015	464	Manual	7,000					
7/8/2013	1033	Heat App	15,000	C				
5/6/2013	641	Addition	127,000	C				
4/17/2013	559	Manual	9,200					
8/11/2011	838	Re-Roof	6,916					

ACTIVITY INFORMATION

Date	Result	By	Name
1/21/2020	SQ Returned	JO	Jenny O
6/1/2015	Permit Insp	PC	PHIL C
5/18/2015	Sales Review	PT	Paul T
4/9/2014	Measured	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
7/11/2013	Meas/Inspect	JBS	JOHN S
6/14/2013	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
10/18/2008	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121601
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4562		Sq. Ft.	Site		0	70.	1.22	6									389,802						389,800	

Total AC/HA: 0.10473 | Total SF/SM: 4562 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,802 | Spl Credit | Total: 389,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25344825
Const Adj.:	0.98990101
Adj $ / SQ:	155.099
Other Features:	118111
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	563223
Depreciation:	25908
Depreciated Total:	537314

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	2	HB	1				

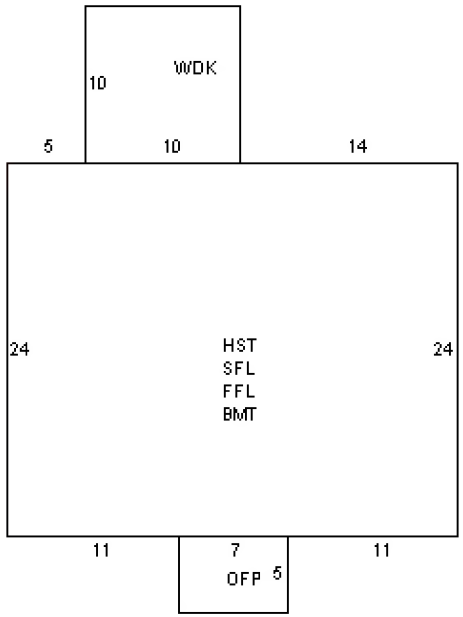
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	206.28
Special Features:	0	Val/Su Net:	208.98
Final Total:	537300	Val/Su SzAd	308.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	696	46.530	32,385
FFL	First Floor	696	155.100	107,949
SFL	Second Floor	696	155.100	107,949
HST	Half Story	348	155.100	53,974
WDK	Deck	100	15.840	1,584
OFP	Open Porch	35	43.560	1,524

Net Sketched Area:	2,571			Total:	305,365
Size Ad	1740	Gross Are	2919	FinArea	1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc